

FOR SALE

£139,950 Freehold



4 Ivy Cottage, Knoll View, Baildon, SHIPLEY. BD17 7PS

- 1 Double Bedroom Cottage
- Central Heating - Double Glazing
- Lounge - Separate Kitchen - Cellar
- Garden Frontage
- Full of Character



PROPERTY DESCRIPTION

Well presented end cottage in the Conversation area of Baildon Green. There is a bus stop on your doorstep, and both Saltaire and Baildon villages are within reasonable walking distance. The accommodation benefits from central heating, double glazing and boasts a wealth of character and charm. Briefly comprises of entrance, lounge and kitchen with access to the cellar to the ground floor, large double bedroom and bathroom to the first floor. Outside, there is a garden frontage. Residents parking on the opposite side of the road. Ideal for First Time Buyers or as a Rental. Council tax band B. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance

Double glazed door to the front. Stairs to the first floor.

Lounge

Double glazed window to the front and radiator. Built in cupboards and television point. Electric stove effect fire set on a marble hearth and having a wooden surround. Down lighters and exposed beams.

Kitchen

Range of white high gloss base and wall units. Tiled floor and tiled splash backs. Electric oven, gas hob and chimney hood. Stainless steel sink unit with mixer tap over. Double glazed window to the front.

Cellar

Gas and electric meters. Light.

First Floor

Landing

Double glazed window to the side over looking Baildon Green.

Double Bedroom

Two double glazed windows to the front with views over Saltaire and Shipley. Radiator, exposed beams and built in wardrobes.

Bathroom

3 piece suite in white comprising of bath with mixer shower over, low level w.c and vanity sink unit. Down lighters, tiled floor and part tiled walls. Mirror, down lighters and extractor. Double glazed window to the side and radiator.

Outside

Garden

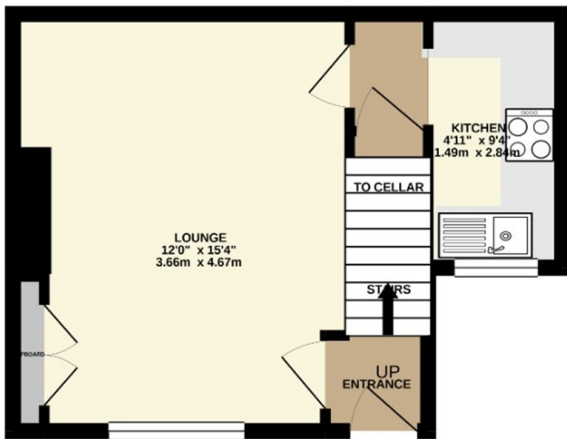
Cottage garden area to front having stone boundaries.



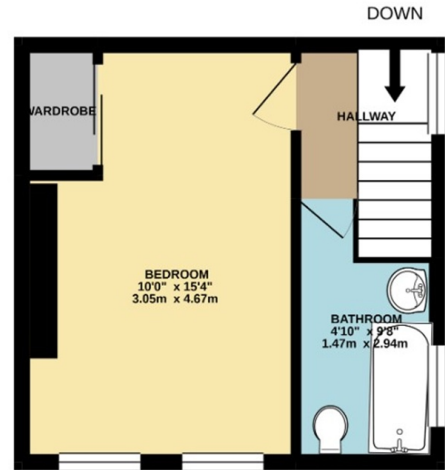
FLOORPLAN & EPC



GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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